

Loudoun County Office and Industrial Land Report Information

The following information is based on the "Economic Development Market Analysis of Eastern Loudoun County Office and Industrial Land Report" dated April 2004 and reflects updated data through August 2006.

In accordance with the Comprehensive Plan and the applicable zoning ordinances, land most likely to develop as office is located on Route 7, Route 28, Route 625 and the Greenway corridors. The zoning categories that permit/allow office are PD-OP, PD-RDP, PD-TRC, and PD-IP which has the ability to develop as 100% office with a special exception. Land that is zoned PD-GI (primarily Route 606) and CLI (Route 50) is not currently expected to develop as office, but rather industrial. Land that is zoned PD-TRC (two sites on the Greenway) is expected to develop with high-density office; however the density is tied to metrorail and therefore not likely within the next 10-15 years.

The following table describes the acreage of available office and industrial land by zoning category within each corridor.

Summary of Developable Land by Zoning in Each Corridor						
Corridor	Total Acres	Office Acreage (PD-OP, PD-RDP and PD-IP with special exception)	PD-IP	PD-GI	PD-TRC	Zoning Pending Legislative Process
Route 7	1,104	584	NA	NA	NA	520*
Route 28	1,216	479	461	60	NA	216**
Route 625	861	626	115	NA	NA	120***
Greenway	1,265	508	NA	10	560	187****
Total	4,446	2,197	576	70	560	1,043

*Loudoun Point, Ashburn Village Executive Park, One Loudoun

**Kincora

*** Ashburn Village R&D, and Ashburn Center/Crossroads

**** Broadlands, Greenway Corp, and Dulles Parkway

At a 0.20 FAR – 500 acres would yield 4.356 million square feet

While Loudoun County has a large amount of land zoned office; all land is not equal from a development perspective. Two criteria, further classify the office and industrial land available in Eastern Loudoun County in terms of "readiness": Land Status and Development Time Frame. Attachment 1 provides a detailed look at land available by "readiness" criteria.

Land status takes into account the landowners' marketing or development plans and the current condition of the site. This measurement is a key component in site selection because it dictates whether a site is for sale, development, or build/lease options only. The majority of Loudoun's

vacant land is owned by developers and classified as "Developer/Build Only" which represents land that is not typically available for sale but available for build-to-suit opportunities. The category that represents land with the most flexibility is "Lot Sale" which represents less than 500 acres of all office and industrial land that remains to be developed. Over half of this land has been transferred in the last year which likely implies that development is imminent.

Development time frames are critical to business location decisions because they dictate how soon occupancy can be achieved. The development time frame accounts for the total time including time with the applicant and the county. In an improving economic environment, it is important to have land sites that are available and can be developed quickly. Businesses and developers recognize the importance of bringing a product to market quickly and are discouraged by long lead times and delays in the development process. Just less than half of Loudoun's land is developable in the next three years.

Over 23% of the land is in the legislative process, and may include commercial development. This affects the development time frame, requiring 18 months at minimum from time of approval to ground breaking for a potential business.

As the Route 50 and Transition Zone Plan Amendments are being evaluated, discussion related to commercial development will continue. While the majority of Loudoun's Planned Unit Developments have not yet realized the employment components beyond support retail, evaluating the mix is difficult. However, the Town of Leesburg provides some perspective related to a full mix of development.

Town of Leesburg		
Population	37,000	
Households	13,500	
Non Residential	10,000,000	Square Feet
Institutional	3,000,000	Square Feet
Retail*	3,000,000	Square Feet
Office	2,000,000	Square Feet
Downtown	750,000	Square Feet
General Business **	1,250,000	Square Feet

*Includes outlet mall (465,000 sf) which is a regional draw

**business not in other categories such as hotel, flex, industrial

Assumptions

The county's primary business/employment center is in Eastern Loudoun County (east of Route 659). Land, with zoning in one of the following districts was included in this study:

- PD-IP (Planned Development Industrial Park)
- PD-IP with special exception for office (Planned Development Industrial Park allowing for 100% office)
- PD-OP (Planned Development Office Park)
- PD-RDP (Planned Development Research Development Park)
- PD-GI (Planned Development General Industrial)
- PD-TRC (Planned Development Transit Related Center)
- CLI (Commercial Light Industrial)
- MR-HI (Mineral Rights-Heavy Industrial)

The Loudoun County Zoning Ordinance, providing for each of the zoning districts listed above, dictates the density (Floor Area Ratio - FAR¹) allowed to be built. Loudoun's zoning districts, listed above, typically allow for a density of 0.40 with no minimum. Some sites within the county may be approved (through the development process) for less than the 0.40 density allowed.

Two zoning districts allow for a higher density than 0.40: The PD-RDP zoning allows for a higher density with approval from the Board of Supervisors (up to a density of 1.0) when negotiated during a legislative process such as a rezoning or special exception. The PD-TRC zoning allows for a maximum density of 2.0 when rail service is available to the sites. The PD-TRC zoning is approved for Moorefield Station and Loudoun Station.

Planned Unit Developments (PUDs) are large residential communities that are planned to allow their residents to live and work within the development. PUDs, with significant vacant office and industrial land are included in the study: Ashbrook, Ashburn Farm, Ashburn Village, Belmont, Brambleton, Broadlands, Dulles Town Center, Lansdowne, South Riding, StoneRidge, and University Center. Cascades, Countryside, and Sterling Park have not been included because they are primarily built out, and may be part of later research related to potential redevelopment efforts.

¹ Density (FAR-Floor Area Ratio) is calculated by dividing the building's square footage by the total square footage of a property; therefore, a 1-acre parcel (1 acre=43,560 square feet) would accommodate a 17,424 square foot building at a 0.40 density. $[(1 \times 43,560) \times 0.40=17,424]$

Table 4: Office and Industrial Land Summary by Corridor**August 4, 2006**

Corridor	Total Usable Acres	Vacant Usable Acres	Developed Usable Acres			Vacant Square Footage Potential		
			Developed Usable Acres	Developed Square Footage	Developed Density	Max Density (0.40 or Max FAR)	Max Density (0.30 or Max FAR)	Density (0.20 FAR)
Route 7	1,957	1,104	853	6,160,831	0.17	17,427,483	14,135,180	9,812,373
Route 28	1,966	1,216	750	8,239,025	0.25	19,847,399	15,701,577	10,607,905
Route 50	2,071	1,391	680	714,832	0.02	23,861,820	17,896,365	11,930,910
Route 606	2,794	1,928	866	7,324,321	0.19	19,632,009	15,496,257	10,784,846
Route 625	1,406	861	545	6,685,340	0.28	13,812,003	11,033,107	7,731,738
Greenway	1,328	1,265	63	678,745	0.25	24,006,842	9,605,067	6,584,965
Total	11,521	7,765	3,756	29,803,094	0.18	118,587,556	83,867,551	57,452,737

Zoning Categories (PD-IP, PD-OP, PD-RDP, PD-GI, PD-TRC, CLI)